



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

September 1, 2009

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FIRE STATION 114 MODULAR HOUSING REPLACEMENT  
COMMUNITY OF LAKE LOS ANGELES – GRANT OF EASEMENT  
SPECS. 6979  
(FIFTH DISTRICT) (3 VOTES)**

**SUBJECT**

These actions will delegate authority to the Fire Chief to execute an Easement for ingress and egress to construct, maintain, and operate a water pipeline and appurtenances over a portion of the Fire Station 114 site to the Los Angeles County Waterworks District 40, Antelope Valley, and delegate authority to the Fire Chief or his designee to execute any additional documents necessary to complete this project.

**IT IS RECOMMENDED THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:**

1. Approve granting the Easement for a water pipeline and ingress and egress purposes from the Los Angeles County Consolidated Fire Protection District to the Los Angeles County Waterworks District 40, Antelope Valley.
2. Delegate authority to the Fire Chief to grant and execute the necessary Easement documents.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDDORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRVINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

3. Delegate authority to the Fire Chief or his designee to execute all necessary documents and agreements required to complete the Fire Station 114 Modular Housing Replacement project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will delegate authority to the Fire Chief to execute an Easement, in a form substantially the same as attached herein, and execute all necessary agreements to carry out the project on behalf of the Los Angeles County Consolidated Fire Protection District.

On August 19, 2008, your Board authorized the Acting Director of Public Works to manage and deliver construction of the Fire Station 114 Modular Housing Replacement project located at 39939 170th Street East in the unincorporated community of Lake Los Angeles.

The new modular building contains fire sprinklers that will require a new lateral connection to the Los Angeles County Waterworks District 40, Antelope Valley (Waterworks) main water line. Connection of this new lateral will include the installation of a 4-inch Reduced Pressure Principle Detection Assembly (RPDA). The RPDA device is required to prevent potential backflow hazards into the Waterworks water system and, thus, will prevent the potential for cross connection between the on-site domestic water system and fire protection system.

As a requirement for the provision of service, Waterworks requires the attached Easement be granted around the RPDA. The Easement must be granted by the Fire District, prior to the Department of Public Works (Public Works) being able to successfully deliver the project.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by improving the efficiency, quality, and responsiveness of County services to all residents. It also directs that we ensure Public Safety (Goal 5) by enhancing the ability of families to live in safe, stable, and supportive communities. This project helps to achieve these goals as it is an investment in public infrastructure that will benefit the community of Lake Los Angeles by improving the Fire District's ability to respond to local emergencies.

### **FISCAL IMPACT/FINANCING**

There is sufficient funding in the Fire District's Operating Budget for Fiscal Year 09-10 to pay for the cost of this Easement.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Easement area is approximately 210 square feet (10.5 by 20 feet) and is located on the northeast corner of the site. Granting this Easement will not interfere with the operation of Fire Station 114, as the Easement area is located away from any of the existing permanent structures and driveways.

The Easement document has been approved by County Counsel and will be recorded once fully executed.

**ENVIRONMENTAL DOCUMENTATION**

On August 19, 2008, your Board found the project categorically exempt under the California Environmental Quality Act.

**CONTRACTING PROCESS**

Not applicable.

**IMPACT ON CURRENT SERVICES OR PROJECTS**

Granting this Easement will have no negative impact on current County services.

**CONCLUSION**

Please return one adopted, stamped copy of this letter to the Fire District and one to the Department of Public Works, Project Management Division II.

Respectfully submitted,

  
P. MICHAEL FREEMAN

PMF:sj:tm

Attachment

c: Auditor-Controller (Accounting Division- Asset Management)  
Acting County Counsel  
Chief Executive Officer  
Executive Officer, Board of Supervisors  
Department of Public Works

RECORDING REQUESTED BY  
AND MAIL TO:

Los Angeles County  
Waterworks District No. 40  
P.O. Box 1460  
Alhambra, CA 91802-1460  
Attention Jeff Owens

Draft

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE.

Assessor's Identification Number:  
3073-001-900 (Portion)

## EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, a special district organized under the laws of the State of California (hereinafter referred to as GRANTOR), does hereby grant to LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, a governmental agency (hereinafter referred to as DISTRICT), an easement for a water pipeline and appurtenances, ingress and egress, and the right to construct, maintain, operate, and use the same in, on, over, under, and across the real property located in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A, and shown on and delineated on Exhibit B, both attached hereto and by this reference made a part hereof.

Together with the right to enter upon and to pass and repass over and along said easement and right of way and to deposit tools, implements, and other materials thereon, by said DISTRICT, its officers, agents, and employees, and by persons under contract with it, and their employees, whenever and wherever necessary, for the purposes above set forth.

It is understood that each undersigned GRANTOR grants said easement only for that portion of the described land in which said GRANTOR has an interest.

Easement Location: Fire Station No. 114  
39939 170th Street  
Palmdale, CA 93591

Waterworks District No. 40  
Specification No. 38-55  
Distribution Map No. O-138E  
S.D. 5 Project No. Y538277  
Project I.D.: MPM0000121  
T.G. 4199 (H-3) I.M. 324-337

Use of the surface of said property by the owner thereof shall be subject to the following conditions:

(A) At no point on said easement area shall there be any fill placed without prior approval of said DISTRICT; (B) the ground surface within the easement area shall not be lowered by grading or otherwise in such manner as to reduce the depth of cover to less than three (3) feet at any point above the top of any DISTRICT-owned facilities therein; and (C) no permanent building, or other structure of whatever nature, shall be constructed upon any portion of the easement area. The erection of walls and fences and placement of landscaping shall be subject to prior approval of said DISTRICT; and (D) any and all uses of the easement by GRANTOR, subsequent to the granting of the easement, shall not restrict or inhibit the utilization of the easement by said DISTRICT for the intended purposes herein set forth.

IN WITNESS WHEREOF, pursuant to the delegation of authority from the Board of Supervisors of the County of Los Angeles, acting as the governing body of the Consolidated Fire Protection District of Los Angeles County, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the Fire Chief of the County of Los Angeles has executed this conveyance of easement on behalf of the Consolidated Fire Protection District of Los Angeles County, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CONSOLIDATED FIRE PROTECTION DISTRICT  
OF LOS ANGELES COUNTY, a special district  
organized under the laws of the State of California

By \_\_\_\_\_  
P. Michael Freeman, Fire Chief  
County of Los Angeles Fire Department

APPROVED AS TO FORM

Draft

ROBERT E. KALUNIAN  
Acting County Counsel

By \_\_\_\_\_  
Deputy

**ACKNOWLEDGMENT FORM**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public,  
(insert name of the officer) (insert title of the officer)

personally appeared \_\_\_\_\_

\_\_\_\_\_  
(insert name(s) and title(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

NOTARIES: ATTACH ADDITIONAL OR OTHER FORMS, IF REQUIRED

**ACKNOWLEDGMENT FORM  
(FOR COUNTY USE ONLY)**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On \_\_\_\_\_, before me, DEAN C. LOGAN, Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared \_\_\_\_\_

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

DEAN C. LOGAN, Registrar-Recorder/  
County Clerk of the County of Los Angeles

By \_\_\_\_\_  
Deputy County Clerk

(Seal)

**RECOMMENDED FOR ACCEPTANCE**

Dated \_\_\_\_\_, 2009

DEPARTMENT OF PUBLIC WORKS  
WATERWORKS DIVISION

By \_\_\_\_\_  
JEFFREY L. OWENS  
Supervising Cadastral Engineer II

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by deed or grant to the Los Angeles County Waterworks District No. 40, Antelope Valley, a governmental agency, is hereby accepted, and the Grantee consents to the recordation thereof.

Dated \_\_\_\_\_

By \_\_\_\_\_

ADAM ARIKI  
Assistant Deputy Director  
Waterworks Division

WATERWORKS DISTRICT NO. 40  
SPECIFICATION NO. 38-55  
DISTRIBUTION MAP NO. O-138E  
A.P.N. 3073-001-900 (portion)

## LEGAL DESCRIPTION

**PARCEL 1** (Easement for water pipeline, appurtenances, and ingress/egress purposes):

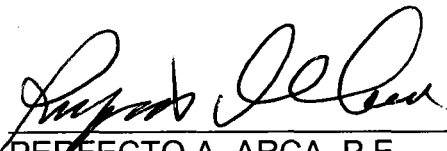
That portion of that certain parcel of land in the northwest quarter of the southwest quarter of Section 15, Township 6 North, Range 9 West, San Bernardino Meridian, in the unincorporated territory of the County of Los Angeles, State of California, described in the Corporation Grant Deed to the Consolidated Fire Protection District of Los Angeles County, recorded on April 2, 1968, as Instrument No. 3207, of Official Records, in the office of the Registrar-Recorder/County Clerk of said county, more particularly described as follows:

Beginning at the most northerly corner of said certain parcel of land; thence along the northwesterly line of said certain parcel of land, South 59° 46' 45" West 20.01 feet to a line parallel with and 20 feet southwesterly, measured at right angles, from the northeasterly line of said certain parcel of land; thence along said parallel line, South 32° 12' 39" East 10.51 feet to a line parallel with and 10.50 feet southeasterly, measured at right angles, from said northwesterly line; thence along said last mentioned parallel line, North 59° 46' 45" East 20.01 feet to said northeasterly line; thence along said northeasterly line, North 32° 12' 39" West 10.51 feet to the point of beginning.

Containing an area of 210 square feet, more or less.

Prepared by:

P.A. ARCA ENGINEERING, INC.  
500 E. Carson Plaza Dr., Suite 201  
Carson, CA 90746



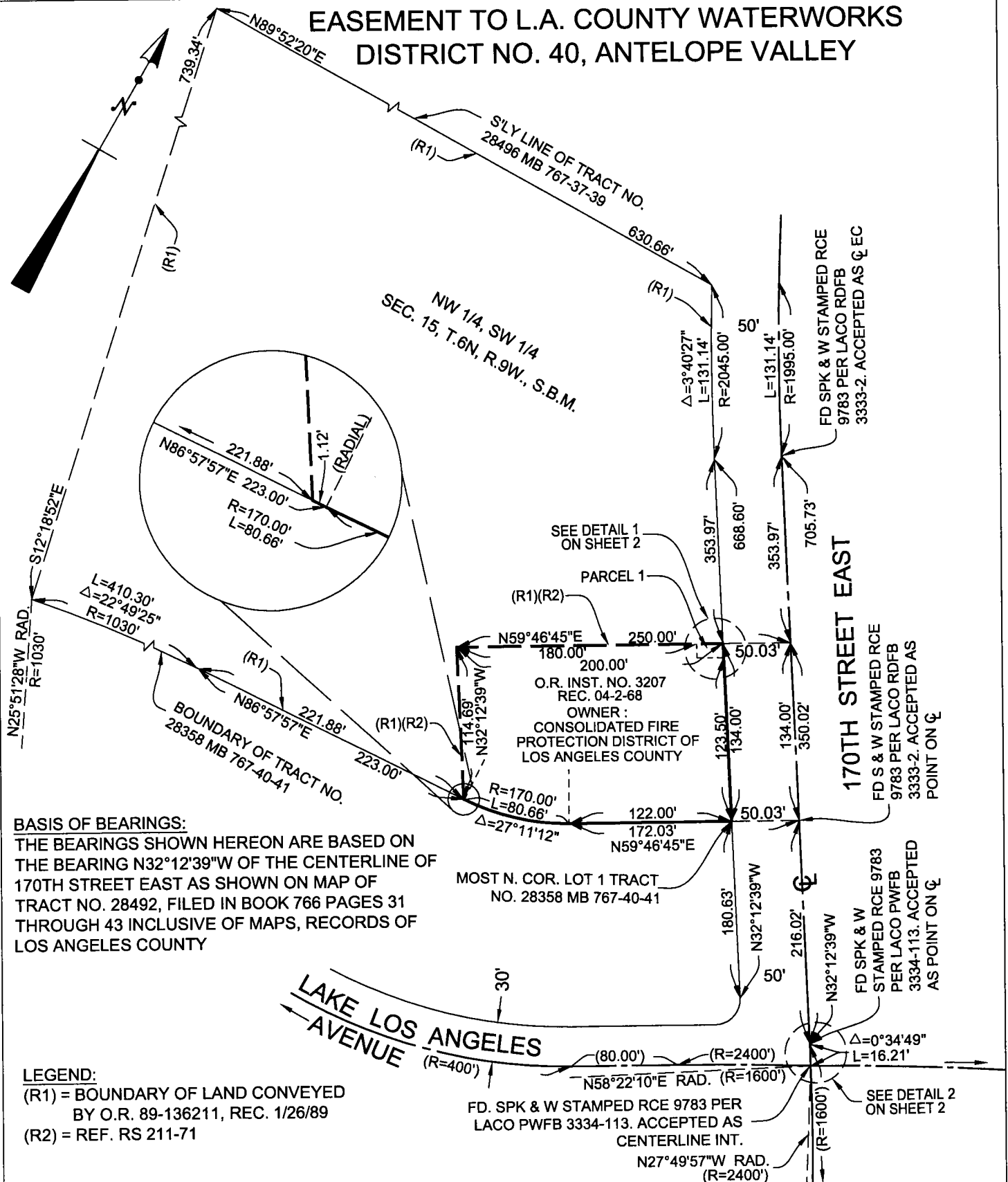
PERFECTO A. ARCA, P.E.  
R.C.E. NO. 28918  
Registration Expires: 3/31/11

6/8/09  
DATE



**EXHIBIT "A"**

# EASEMENT TO L.A. COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY



SPEC. NO.: 38-55  
EASEMENT AREA = 210.13 SQ. FT.  
DISTRIBUTION MAP NO.: O-138E

SKETCH TO ACCOMPANY  
EXHIBIT "A" LEGAL DESCRIPTION

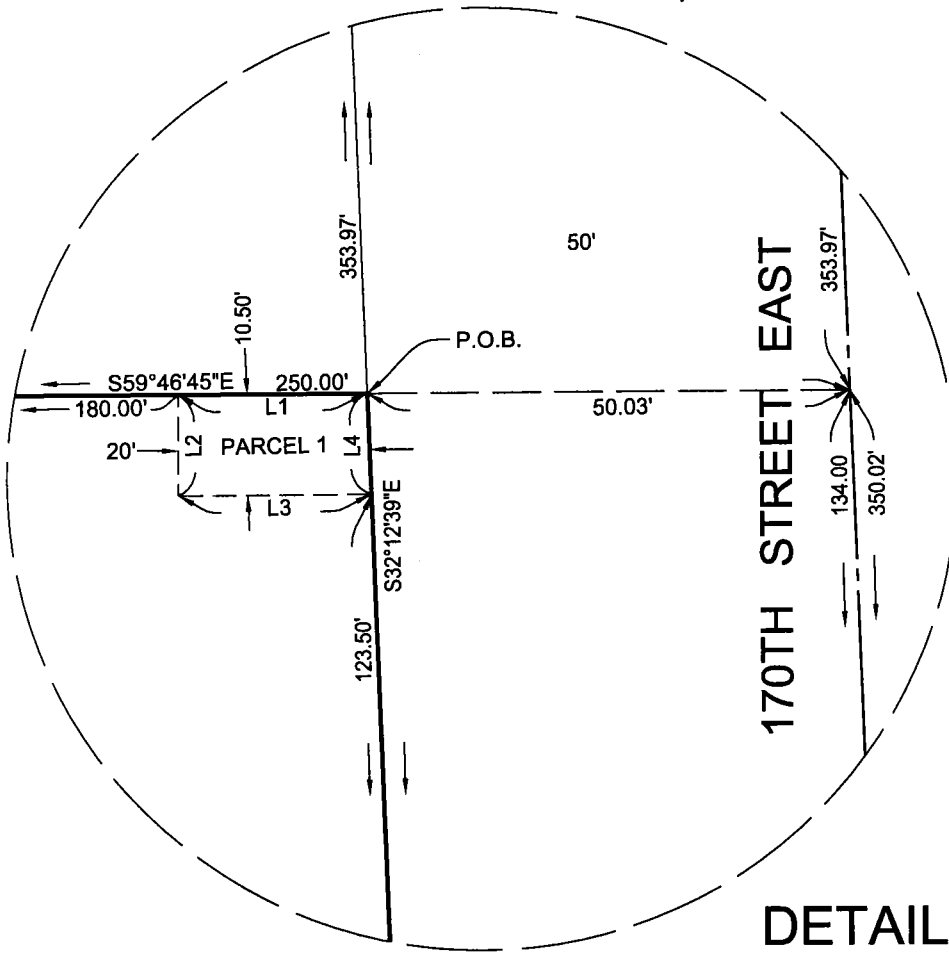
EXHIBIT "B"

SCALE : 1"=100'
DISTRICT NO.: 40
SPECIFICATION NO.: 38-55
APN NO.: 3073-001-900 (POR.)
SHEET 1 OF 2

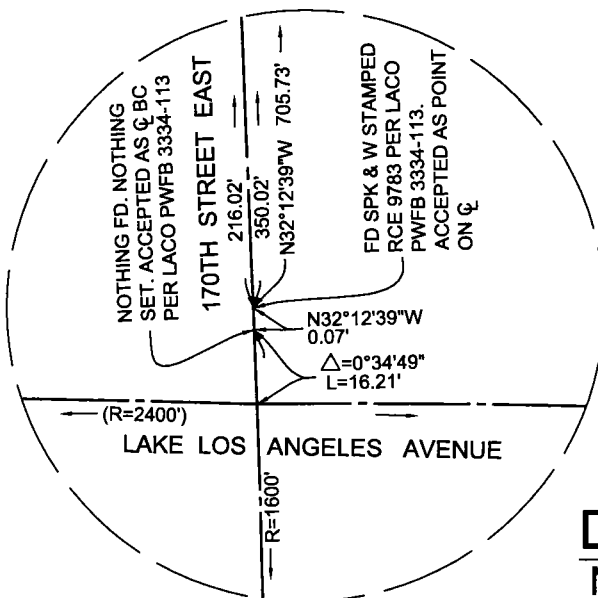


# EASEMENT TO L.A. COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY

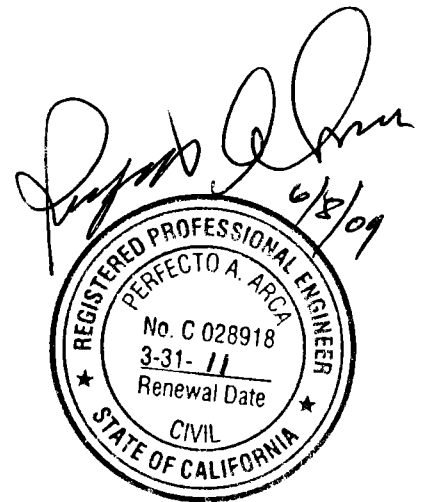
LINE TABLE		
LINE	BEARING	DIST.
L1	S59°46'45"W	20.01'
L2	S32°12'39"E	10.51'
L3	N59°46'45"E	20.01'
L4	N32°12'39"W	10.51'



**DETAIL 1**  
**NO SCALE**



**DETAIL 2**  
**NO SCALE**



SPEC. NO.: 38-55  
EASEMENT AREA = 210.13 SQ. FT.  
DISTRIBUTION MAP NO.: O-138E

SKETCH TO ACCOMPANY  
EXHIBIT "A" LEGAL DESCRIPTION

**EXHIBIT "B"**

SCALE : NO SCALE  
DISTRICT NO.: 40  
SPECIFICATION NO.: 38-55  
APN NO.: 3073-001-900 (POR.)  
SHEET 2 OF 2